

***** APPROVALS *****

PARTITION PLAT NO. P-95-2006

*** RECORDER'S CERTIFICATE ***

File No. LDP-05-243

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

& Property Line Adjustment
Located in the S.E. 1/4 of Section 25, T.37S., R.2W., W.M. & in the City of Medford Jackson County, Oregon (File LDP-05-243)

FILED FOR RECORD THIS 29TH DAY OF SEPTEMBER, 2006, AT 9:44 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-95-2006 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. INDEX VOLUME 17 PAGE 95. DOC. #2006-049664, ORJCO

PLANNING DIRECTOR August 16, 2006 DATE

EXAMINED AND APPROVED THIS 20 DAY OF July, 2006

CITY SURVEYOR

SURVEY FOR:

ELI CLARK 1231 SHAFER LANE MEDFORD, OR 97501

KATHLEEN S. BECKETT COUNTY CLERK KAREN ALONZO DEPUTY

COUNTY SURVEYOR FILE NO. 19354

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF September 29th, 2006

ASSESSOR Amanda Kirkpatrick, Deputy 9/29/06 DATE TAX COLLECTOR Carole Jensen 9/29/06 DATE

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET

DATE:

JUNE 22, 2006

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of Lot 1, Block 2 of SUNNYSIDE ADDITION TO THE CITY OF MEDFORD, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 89°53'34" East, 63.64 feet to the West line of that tract described in Document No. 2005-050437, Official Records of Jackson County, Oregon; thence along said West line, South 00°05'27" West, 2.85 feet to the Southwest corner thereof; thence along the South line of said tract the following five courses: South 89°53'34" East, 34.72 feet; thence North 45°11'19" East, 15.36 feet; thence South 89°53'34" East, 81.14 feet; thence North 00°11'19" East, 16.24 feet; thence North 60°11'19" East, 11.55 feet to the West line of Laurel Street; thence along said West line, South 00°11'19" West, 30.00 feet to the Northeast corner of said Lot 1; thence along the North line thereof, North 89°53'34" West, 84.99 feet; thence South 45°11'19" West, 14.16 feet; thence South 00°11'19" West, 40.00 feet to the Southwest corner of that tract described in Document No. 2005-050436, said Official Records; thence along the South line thereof, South 89°53'34" East, 95.00 feet to the West line of said Laurel Street; thence along said West line, South 00°11'19" West, 60.05 feet to the Southeast corner of that tract described in Document No. 2005-050438; thence along the South line thereof, North 89°53'13" West, 200.27 feet to the West line of said Block 2; thence along said West line, North 00°08'23" East, 110.03 feet to the Initial Point of Beginning.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, ELI W. CLARK (AKA ELI CLARK) AND JENNIFER A. CLARK, ARE THE OWNERS IN FEE OF THE LAND SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE PARTITIONED THE SAME INTO THE PARCELS AS SHOWN HEREON AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, UNDER THE JURISDICTION OF THE CITY OF MEDFORD, THE PUBLIC UTILITY EASEMENT (PUE) SHOWN ON SHEET 2 AND WE DO HEREBY MAKE AND ESTABLISH THE NON-EXCLUSIVE SHARED DRIVEWAY EASEMENT (SDE2) ACROSS PARCELS 2 AND 3 FOR THE BENEFIT OF PARCELS 2 AND 3. WE DO HEREBY MAKE AND ESTABLISH THE NON-EXCLUSIVE PRIVATE WATER LINE EASEMENT (WLE2) ACROSS PARCEL 3 FOR THE BENEFIT OF PARCEL 2. WE DO HEREBY MAKE AND ESTABLISH THE NON-EXCLUSIVE PRIVATE WATER LINE EASEMENT (WLE1) ACROSS PARCEL 1 FOR THE BENEFIT OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2005-050437, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. WE DO HEREBY MAKE AND ESTABLISH AND ESTABLISH THE PARKING EASEMENT (PE) OVER AND ACROSS PARCEL 3 FOR THE BENEFIT OF PARCEL 2.

ELI W. CLARK (AKA ELI CLARK)

JENNIFER A. CLARK

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED ELI W. CLARK AND JENNIFER A. CLARK AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 11th DAY OF July, 2006

NOTARY PUBLIC - OREGON Karen L. Lafitte COMMISSION NO. 402251

MY Commission Expires March 20, 2010

REGISTERED PROFESSIONAL LAND SURVEYOR James E. Hibbs OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-07

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION AND PROPERTY LINE ADJUSTMENT. SEE MEDFORD FILE NO. LDP-05-243.

PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING FS12386, USED DATA PER DOC. 2005-050438, ORJCO TO COMPUTE THE EXTERIOR OF THE SUBJECT TRACT. COMPUTED THE PARCEL CORNER LOCATIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN HEREON. THE SUBJECT TRACT IS THE RESULT OF A PROPERTY LINE ADJUSTMENT APPROVED PREVIOUSLY BY CITY PLANNING.

PLANNING COMMISSION NOTES:

IN LIEU OF ADEQUATE FIRE DEPARTMENT ACCESS PARCELS 1 AND 3 SHALL HAVE APPROVED FIRE SPRINKLER SYSTEMS INSTALLED.

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE, AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

*** AFFIDAVITS OF CONSENT ***

FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. RECORDED AS DOC NOS. [Signatures]

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

SURVEYOR [Signature]

RECEIVED DATE 9-29-06 BY [Signature] This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SURVEY FOR: ELI CLARK
1231 SHAFER LANE
MEDFORD, OR 97501

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE: JUNE 27, 2006

PARTITION PLAT NO. P-95-2006
& Property Line Adjustment
Located in the S.E. 1/4 of Section 25,
T.37S., R.2W., W.M. & in the City of Medford
Jackson County, Oregon
(File LDP-05-243)

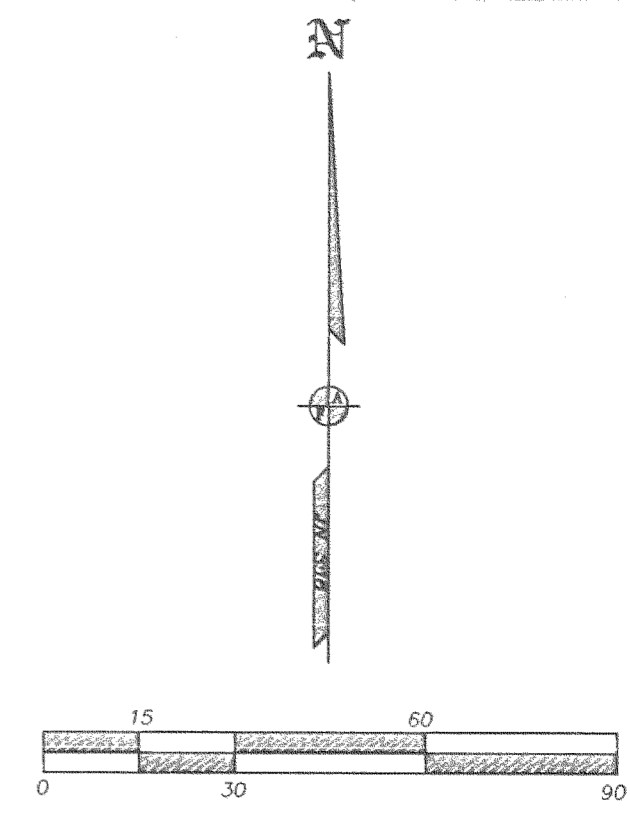
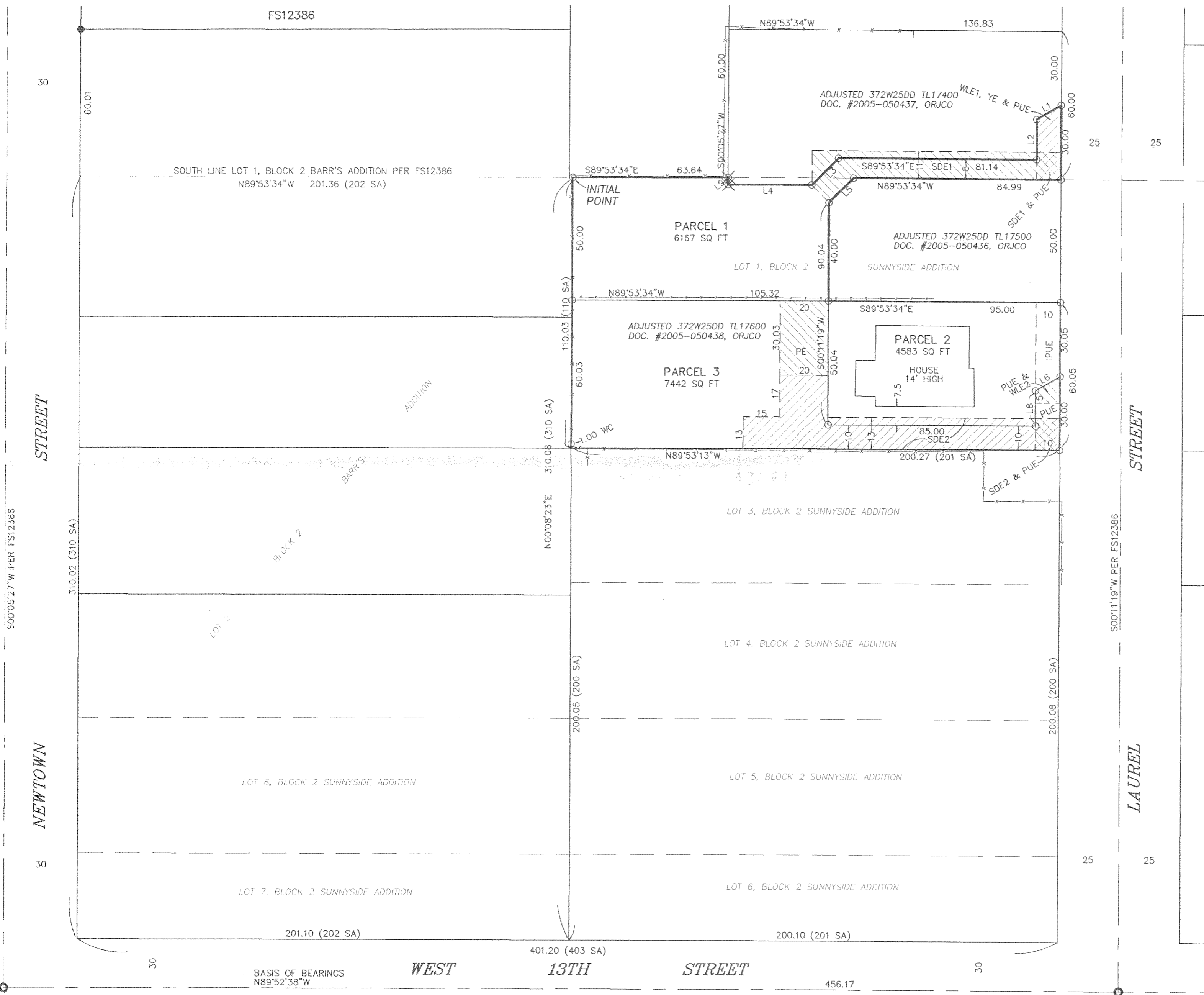
LEGEND:

- = FD. BRASS WASHER IN CONCRETE IN MONUMENT WELL.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HIBBS PLS2334 PER FS12386.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- () = RECORD DATA AS SHOWN
- FS = FILED SURVEY #
- JCDR = JACKSON COUNTY DEED RECORDS
- L1 = SEE COURSE DATA TABLE
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- PUE = PUBLIC UTILITY EASEMENT.
- SDE1 = SHARED DRIVEWAY EASEMENT PER DOC. 2006-002473, ORJCO.
- X- = FENCE LINE.
- SDE2 = NON-EXCLUSIVE SHARED DRIVEWAY EASEMENT FOR PARCELS 2 & 3 PER THIS PLAT.
- SA = SUNNYSIDE ADDITION.
- WLE2 = NON-EXCLUSIVE PRIVATE WATER LINE EASEMENT FOR PARCEL 2 PER THIS PLAT.
- WLE1 = NON-EXCLUSIVE PRIVATE WATER LINE EASEMENT FOR TRACT DESCRIBED IN DOC. 2005-050437, ORJCO PER THIS PLAT.
- YE = EASEMENT FOR YARD AREA PER DOC. 2006-002474, ORJCO.
- MKD = MARKED.
- PE = PARKING EASEMENT FOR PARCEL 2.
- WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS: CENTERLINE WEST 13TH STREET PER FS12386.
UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	N60°11'19"E	11.55
L2	N00°11'19"E	16.24
L3	N45°11'19"E	15.36
L4	S89°53'34"E	34.72
L5	S45°11'19"W	14.16
L6	S60°06'47"W	11.56
L8	S00°11'19"W	14.22
L9	S00°05'27"W	2.85



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON JULY 17, 1986
JAMES E. HIBBS 2234
RENEWAL DATE 6-30-07

RECEIVED
DATE 9-29-06 BY *JMS*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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James E. Hibbs
SURVEYOR